

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Andrew Gonzales, Associate Planner
DATE: June 23, 2010

SUBJECT: **CONDITIONAL USE PERMIT NO. 2010-011/ COASTAL DEVELOPMENT PERMIT NO. 2010-009 (MAIN PROMENADE & PLAZA ALMERIA VALET PARKING – CONTINUED FROM THE JUNE 2, 2010 MEETING)**

LOCATION: 200 Main Street, 92648 (east of Main Street, south of Olive Avenue) & 301 Main Street, 92648 (west of Main Street, north of Olive Avenue)

Applicant: City of Huntington Beach, Economic Development, 2000 Main Street, Huntington Beach, CA 92648

Property Owner: JT Development Company, LLC, 15272 Bolsa Chica Street, Unit 101, Huntington Beach, CA 92649 (301 Main Street)
City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648 (200 Main Astreet)

Request: **CUP:** To permit the establishment of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures. Valet service will operate at designated times during peak parking conditions on a daily basis. The drop-off and pick-up of vehicles will occur on the public right-of-way adjacent to each development and consist of a valet kiosk and waiting area. **CDP:** To permit the temporary removal of four on-street metered parking spaces on 3rd Street (Main Promenade) and two metered spaces on Olive Avenue (Plaza Almeria) for the drop-off/pick-up of valet vehicles.

Environmental Status: This request is covered by Categorical Exemption, Sections 15301 & 15304, Class 1 & 4, California Environmental Quality Act.

Zone: SP5 – CZ (Downtown Specific Plan – District No. 5 – Coastal Zone Overlay)

General Plan: MV-F6/25-sp-pd (Mixed Use Vertical – 2.0 max. Floor Area Ratio – 25 du/ac max. – Specific Plan Overlay – Pedestrian Overlay)

Existing Use: Main Promenade & Plaza Almeria Parking Structures

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 and 15304 of the CEQA Guidelines, because the project involves utilization of portions of two existing parking garages for valet storage parking and operations involving no expansion of the uses beyond which already exists, and involves the temporary use of land having negligible or no permanent effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-009:

1. Coastal Development Permit No. 2010-009 to permit the temporary removal of four (4) on-street metered parking spaces on 3rd Street (Main Promenade) and two (2) metered spaces on Olive Avenue (Plaza Almeria) for the drop-off/pick-up of valet vehicles conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following policies:

Policy – C 2.1.2(c): Replacement parking shall be provided either on-street, in parking lots, and/or parking structures which are within 500 ft. from Pacific Coast Highway.

Policy – C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

The proposed valet parking program will serve to increase parking capacity within the downtown area by establishing valet vehicle parking within the Main Promenade and Plaza Almeria parking structures. The project involves the temporary removal of on-street metered parking spaces on 3rd Street and Olive Avenue. The valet parking will result in a net increase in parking capacity upward of 25% within each designated level of each parking structure. The temporary net loss in on-street parking will not restrict coastal access as the it will be replaced within each structure at a ratio exceeding the number of parking spaces removed.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code. The valet parking programs are located within District No. 5 (Mixed-Use; Commercial/Office/Residential) of the Downtown Specific Plan (SP5), which allows for parking related uses with the approval of a Conditional Use Permit (CUP). The valet parking services will be ancillary to existing public parking facilities. As conditioned, all support structures, which include the valet kiosk, waiting areas, and signage, will be located outside of any pedestrian paths and will not impede on coastal access.
3. At the time of occupancy the project can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will provide an ancillary use that will not significantly change the physical environment and will result in a negligible expansion of each of the parking related facilities. The project is located within a previously developed site in an urbanized area with all necessary services and infrastructure available, including water sewer, and roadways.

4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Public access to the beach will remain. The temporary removal of on-street parking spaces will further enhance public access by increasing overall parking capacity within the downtown area.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2010-011:

1. Conditional Use Permit No. 2010-011 for the establishment, maintenance and operation of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The valet parking program will increase parking capacity within the downtown area by allowing additional parking opportunities thereby increasing the availability of onsite parking and assisting in the mitigation of parking shortages experienced during peak parking conditions (i.e., summer months, special events, and holidays). The project, as modified by conditions of approval, shall operate within each adjacent public right-of-way on 3rd Street and Olive Avenue and provide adequate circulation and vehicle queuing as not to significantly impact the local street system or parking operations within each corresponding parking structure. The storage of vehicles will be located below grade within the lower level of each parking structure within a partially enclosed area sufficiently buffered to adjacent sensitive land uses. The drop-off/pick-up of vehicles is not anticipated to significantly generate additional noise within the project area as each valet program is conditioned to conclude daily valet operations by 11PM.
2. The conditional use permit will be compatible with surrounding uses as each valet parking program will not significantly alter existing parking operations and will maintain the identical usage of the Main Promenade and Plaza Almeria parking structures. The valet parking programs shall increase overall parking capacity of each parking structure. The hours of operation of each parking program shall operate during times at which each parking structure is operational. No significant modifications shall occur by the establishment of valet operations, which is limited to adjustments in the overall usage of the metered on-street parking spaces and overall operations of each parking structure.
3. The Main Promenade and Plaza Almeria valet parking programs will comply with the provisions of the base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project will not result in major physical changes to each parking structure. As conditioned, the project complies with all aspects of the SP5 (Downtown Specific Plan) including parking, vehicular circulation, and setbacks. Valet parking operations are permitted within the SP5 with the approval of a CUP. Parking facilities exist on each of the subject sites.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of MV-F6/25-sp-pd (Mixed Use Vertical—2.0 max. Floor Area Ratio—25 du/ac max.—Specific Plan Overlay—Pedestrian Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Circulation Element

Goal CE 5: Provide sufficient, well designed and convenient on and off street parking facilities through the City.

Objective CE 5.1: Balance the supply of parking with the demand for parking.

Policy CE 5.1.1: Maintain an adequate supply of parking that supports the present level of demand and allow for the expected increase in private transportation use.

B. Coastal Element

Objective C 2.4: Balance the supply of parking with the demand for parking.

Policy C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

C. Noise Element

Policy N 1.4.3: Require that the parking areas of all commercial and industrial land uses, which abut residential areas, to be buffered and shielded by walls, fences, or adequate landscaping.

The Main Promenade and Plaza Almeria valet parking programs shall provide additional parking opportunities within the downtown area. During the summer months the demand for parking results in shortages at existing parking facilities that force beach/downtown visitors to park within adjacent residential neighborhoods. The valet parking programs allow existing parking facilities to increase overall parking capacity which helps alleviate demand on parking with additional parking supply. As conditioned, the valet parking programs are not anticipated to significantly generate additional noise impacts associated with valet operations (i.e., vehicle queuing, drop-off/pick-up, and storage).

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-009 /CONDITIONAL USE PERMIT NO. 2010-011:

1. The site plan and floor plans received and dated March 18, 2010, and June 3, 2010, shall be the conceptually approved design with the following modifications:
 - a. Omit valet parking Option No. 2 on Exhibit D, depicting vehicle drop-off/pick-up points, waiting areas, and kiosks, from the Plaza Almeria parking valet program.
 - b. Each corresponding parking structure shall depict a designated vehicle turnaround space at the end of each drive aisle adjacent to the roped-off valet storage parking area. **(HBZSO 231.18 B)**
2. Prior to the commencement of the use, one set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file to the Planning and Building Department.
3. The use shall comply with the following:
 - a. Valet hours of operation shall be limited to the following:
 - i. Monday-Thursday: 5PM-11PM
 - ii. Friday-Sunday: 12PM-11PM

- b. Valet parking operations, which include vehicle drop-off/pick-up points, waiting areas, kiosks, storage and delivery routes, shall be limited to either the interior of the Main Promenade and Plaza Almeria parking structures or located outside adjacent to 3rd Street (Main Promenade) and Olive Avenue (Plaza Almeria).
 - c. Valet storage parking areas shall be located within the lower level of each parking garage as depicted in the floor plans dated received March 18, 2010.
 - d. During hours of non-valet service, signs shall be clearly posted adjacent to each on-street parking space and at the entrance of the valet storage parking areas identifying the hours at which valet operations shall occur.
 - e. All valet service employees shall wear distinctive, identifiable uniforms with identification tags.
 - f. All valet kiosks, waiting areas, signage and associated valet items shall provide an 8 ft. wide clear passage area for pedestrian access and shall not block any existing access to adjacent businesses and/or city facilities.
 - g. All prices, payment options, hours of operation, including the name, address, and telephone number of the off-street parking facility at which vehicles will be parked, shall be readily identifiable and clearly posted at each valet drop-off/pick-up area.
 - h. All valet kiosk and associated valet items shall be removed and stored away at the close of each business day.
 - i. No valet operator, its attendants or other employees or agents, may park or leave vehicles on any public street.
 - j. A portable trash receptacle shall be provided at each valet waiting area.
4. The Director of Planning and Building ensures that all conditions of approval herein are complied with. The Director of Planning and Building shall be notified in writing if any changes to valet parking operations are proposed as a result of the ongoing operation and oversight of the use.
 5. Minor modifications to the plans shall be reviewed and approved by the Department of Planning and Building for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required.
 6. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and

employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.